
REGULAR SEMI-MONTHLY MEETING

July 21, 2026

The regular semi-monthly meeting of the Board of Supervisors, Hanover Township, Northampton County, was called to order by Chair Susan Lawless at the Hanover Township Municipal Office, 3630 Jacksonville Road, Bethlehem, PA, 18017 at 7:00 P.M.

Present were Supervisors Lawless, Gross, Prendeville, Pepitone, Township Engineer Brien Kocher, and Township Solicitor Anthony Giovanninni. Ms. Versteeg was absent.

The Pledge of Allegiance was performed.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the agenda. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the minutes from meeting of the Board of Supervisors dated June 23, 2026. Motion passed unanimously.

Upon motion of Mr. Prendeville, seconded by Mr. Gross, the Board approved the list of bills and transfers dated July 21, 2026. Motion passed unanimously.

COURTESY OF THE FLOOR

Mike Mandell, 1524 Colgate Drive, shared his concerns regarding the Empire fiber optic installation and the Right-of-Way easements within his property.

PROCLAMATION

Proclamation 2026-09 Eagle Scout, Gavin Bailey

Ms. Lawless moved the Board to adopt Proclamation 2026-09, Recognizing Gavin Bailey for achieving the rank of Eagle Scout.

Mr. Gross seconded the motion. Motion passed unanimously.

PRESENTATION

Township Auditor – 2025 Audit Report

Stewart Morcom and Chris Ertel of Cherry Bekaert Advisory, LLC., presented the 2025 audit report.

REPORT OF THE CHAIR & Road District #4

Ms. Lawless had nothing to report

REPORT OF THE VICE CHAIR & Road District #2

Ms. Versteeg was absent.

SUPERVISOR'S COMMENTS

Mr. Pepitone – Road District #1, had nothing to report.

Mr. Gross – Road District #3, had nothing to report.

Mr. Prendeville – Road District #5, had nothing to report.

PLANNING & ZONING – Mr. Gross

ZHB Variance Application – 90 Highland Ave Signage (Jefferson Health Corporation)

The applicant, Jefferson Health Corporation, is requesting a variance for the maximum allowed sizes of a monument sign and wall mounted sign.

Does the Board wish to send representation to the Zoning Hearing Board meeting scheduled for August 27, 2026?

The Board does not wish to send representation.

DEVELOPMENTS – Mr. Gross

Wegmans Lot Consolidation – Preliminary/Record Lot Consolidation Plan

Mr. Gross moved the Board to approve the Wegmans Preliminary/Record Lot Consolidation plan, prepared by Gallas Surveying Group, May 1, 2026, upon the following conditions based in Hanover Engineering's Draft Motion dated July 21, 2026:

CONDITIONS

1. The Developer/Owner shall address all outstanding comments in the Hanover Engineering Associates, Inc. review letter dated May 28, 2026, to the satisfaction of the Township Engineer prior to Plan recording.
2. The Developers/Owners shall provide a legal description, plat, and associated closure report for the Right-of-Way area proposed to be dedicated to the Township.
3. The proposed concrete monuments to be set will be set prior to Plan recording. The Applicant will provide a monument certification letter to the Township and Hanover Engineering Associates, Inc. upon setting the monuments prior to Plan recording.
4. The Developers/Owners will not be required to provide an Open Space Contribution, as no additional lots are proposed on this Plan. (SALDO Section 159-16)
5. The Developers/Owners will not be required to pay Tapping, Connection or Customer Facilities Fees, as no additional sanitary sewerage flows are proposed. (Ordinance 05-06, Section 140-13)
6. The Developers/Owners will not be required to pay a Traffic Impact Fee, as no additional trips are proposed. (Impact Fee Ordinance 91-12, Resolution 07-10)
7. The Developers/Owners will not be required to provide a Storm Sewer Interceptor Improvements value, as no additional impervious cover is proposed. (Stormwater Management Ordinance 98-2, Section 152-12.B)
8. The Developers/Owners will pay all current fees, including any outstanding plans and appeals account charges. (SALDO Section 159-36.J)
9. The Developers/Owners will provide two (2) Mylars for recording the plans and ten (10) sets of plans which are signed and notarized by the Owner and sealed by the Surveyor/Engineer. (SALDO Section 159-34.B)
10. The Developers/Owners will meet all conditions of the Preliminary/Record Lot Consolidation Plan approval, and the Preliminary/Record Lot Consolidation Plan will be recorded within twelve (12) months of Conditional Plan approval, and agrees that if such conditions are not met, the conditional

Lot Location Plan approval will be considered void, and the application for Lot Location Plan approval will be considered void and withdrawn.

Mr. Prendeville seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

Mr. Gross further moved that the granting of conditional Preliminary/Record Plan approval of this plan recognizes that the Township is agreeing to the following on the Lot Consolidation Plan:

- A. The Board of Supervisors waives the requirement of the submission of a Preliminary Plan prior to submitting a Record Plan, allowing them to be submitted concurrently (Section 159-29).

Mr. Prendeville seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

Mr. Gross further moved that the Township Secretary be authorized to notify the Developers of the Board's action.

Mr. Prendeville seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

ADMINISTRATION – Mr. Pepitone

PSATS – Volunteer Fire Company Working Group Assistance

Mr. Pepitone moved the Board to authorize the Chair to sign the contract between PSATS and the Township, to assist with planning for Fire Fighting in the Township moving into the future.

Ms. Lawless explained that she and Mr. Hudson have had a few meetings with management and officers of the HTVFC over the last year. The Township is working with the fire company to try and figure out how to build volunteers and keep the expenses in check. To prepare for that transition, Mr. Hudson and Ms. Lawless agreed to bring on a PSATS consultant to assist. The cost will be \$4,000.00.

Mr. Gross seconded the motion. Motion passed unanimously.

Advanced Door Service 2026-2027 Agreement Renewal

Mr. Pepitone moved the Board to authorize the Chair to sign the Preventative Maintenance Agreement between the Hanover Township Community Center and Advanced Door Service. The agreement price is billed annually at \$520.00. *(no increase from last year)*

Mr. Gross seconded the motion. Motion passed unanimously.

Ordinance 26-03 Motorized Vehicles in Parks

Mr. Pepitone moved the Board to approve Ordinance 26-03, Motorized Vehicles in Parks, amending Hanover Township's Code of Ordinances, Part 2, General Legislation amending Chapter 124 Parks and Recreation to prohibit certain motorized vehicles within and on Township owned property; amending Chapter 124's violation and penalty provisions; and, repealing all ordinances or parts of ordinances inconsistent herewith.

Mr. Hudson explained that the ordinance is focused on the e-motorcycles. The ordinance is giving police more authority over the e-motorcycles if found in the parks. CRPD can confiscate and bring charges against the parents. E-motorcycles can only be used on private property.

Mr. Gross seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

Resolution 2026-13 Asset Disposal

Mr. Pepitone moved the Board to adopt Resolution 2026-13, permitting the disposal of Municipal assets. (2017 Police Interceptor).

Mr. Gross seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

Budget Amendment for Community Center Roof Project

Mr. Pepitone moved the Board to approve the budget amendments for the Hanover Township Community Center roof project.

Mr. Gross seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

Shade Tree Advisory Board *Discussion with the BOS*

Marianne Rivera, 1186 Granite Drive, Jane Cook, 208 W. Langhorne, and Blair Bates, 4318 Kathi Drive, of the Shade Tree Advisory Board presented a proposal to become a commission.

Mr. Bates explained the pros of becoming a commission such as no additional costs, allowing direct community and citizen access to decision-makers, rather than through the Board of Supervisors, opportunities for education and assistance of the citizens of the Township, and for residents to be able to speak directly to the commission at Shade Tree meetings.

Ms. Cook described the current duties of the Shade Tree Board and the importance of their duties. If the Shade Tree Board becomes a commission, they will only be following the existing ordinance. The Shade Tree Board will not be approving any applications, only the Zoning office will. The Shade Tree Board will be doing the footwork to verify that the content on each application is complete and verifying when a street tree has been removed without having gone through the application or permit process. The Shade Tree Board will notify the Zoning office if a tree has been removed without going through the appropriate process and the Zoning Officer will mail a letter to the resident.

Ms. Cook explained the other duties and requested to amend the existing ordinance to include dead trees in the paragraph regarding hazardous trees that need to be removed.

Scott VanWhy, 1108 Marble Circle, shared his concerns regarding overgrown trees and enforcing the ordinance regarding residents trimming overgrowth. Mr. VanWhy also shared some interactions and concerns regarding the Shade Tree Board.

Jennifer Levins, 1370 Gaspar Avenue, shared her concerns regarding the Shade Tree Board and their duties. Ms. Levins would like to have more discussion and public feedback on the Shade Tree Board.

Greg Hughes, 856 Merrivale Road, shared his interactions with the Shade Tree Board.

Glynis Daniels, 1280 Gaspar Avenue, shared the importance of enforcing the street tree ordinance.

Mike Mandell, 1524 Colgate Drive, asked why some neighborhoods are required to plant street trees and some aren't.

Ms. Lawless would like to table the proposal until the Board and staff take the time to investigate why the Shade Tree was changed from a commission to an advisory board. Mr. Pepitone, Mr. Prendeville, and Mr. Gross agreed.

PUBLIC WORKS – Mr. Prendeville

Stafore Estates Storm Sewer Project – Deadline Extension

Mr. Prendeville moved the Board to grant the contractor, Charlie Nansteel Tree & Excavation, LLC., of the Stafore Estates Storm Sewer project, an extension to October 2, 2026, per the contractor letter dated July 7, 2026.

Mr. Gross seconded the motion. Motion passed unanimously.

Township Line Paving – Lower Nazareth & East Allen Project

Mr. Prendeville moved the Board to approve the Township Line Road paving project split between Lower Nazareth Township, estimating a total of \$12,000.00.

Mr. Gross seconded the motion.

Mr. Prendeville, aye, Mr. Gross, aye, Mr. Pepitone, aye, Ms. Lawless, aye.

COURTESY OF THE FLOOR

STAFF REPORTS

Engineer – Mr. Kocher had nothing to report.

Solicitor – Mr. Giovanninni had nothing to report.

Recreation Director – Mr. Terenzio reported that the HTCC Golf Tournament on July 10 went well. The following day, HTCC held their first disc golf tournament with seven teams registered. Mr. Terenzio thanked Keystone Sports Construction for resurfacing the pickleball courts in a timely manner. On July 31, the pool is hosting an after-hours concert, with the band “SLAMB”, for members only, from 7:15pm-8:30pm. National Night Out will be held on August 4 from 6:00pm-8:00pm, which includes a dip-n-dance, hot dogs, root beer, ice cream, and a dunk-a-cop tank.

Mr. Terenzio congratulated the Hanover Stingrays swim team on another great season.

Township Manager – Mr. Hudson reported the Hanover Township Community Center roof project will be starting the last week of July. The contractors will start with the metal roof replacement first, the existing skylights will be removed and plywood will be put down into place. It should take approximately one month to complete. The plan is to begin the rubber roof at the end of August, after the preschool program has concluded for the summer. The HVAC work will begin after the rubber roof completion.

The America 250 celebration will be held on September 26. The celebration will include live entertainment, jugglers, a car show, inflatables for the kids, games, craft business fair, barn stand, food trucks, cornhole and quirts, and more. Staff is looking into veterans to recognize and booking food trucks.

Ms. Lawless noted the next Board of Supervisor meeting will be on Tuesday, August 25, 2026, at 7:00pm.

Upon motion of Mr. Prendeville, the Board adjourned at 8:57pm.

Kimberly Lymanstall
Township Secretary